



**DRAFT
PLANNING & COMMUNITY
DEVELOPMENT COMMITTEE**

**May 26, 2009
MINUTES**

I. CALL TO ORDER

Chair Lynn Norman called the meeting to order at 5:00 p.m. in the Council Chambers located on the first floor of Auburn City Hall, 25 West Main Street, Auburn, WA.

Committee members present were: Chair Lynn Norman, Vice Chair Nancy Backus and Member Rich Wagner.

Staff members present included: Director Cindy Baker, Assistant Director Kevin Snyder, Principal Planner Elizabeth Chamberlain, Principal Planner Jeff Dixon, Senior Planner Chris Andersen, Planner Angelique Moser, City Engineer Dennis Selle, Assistant City Engineer Ingrid Gaub, Assistant City Attorney Steve King, and Planning Secretary Renee Tobias.

Audience members included: Steve Chinn, Cassie Chinn, Nicole Petrino-Salter, Susan Hauck, Matt Borgwardt, Rudy Terry and Joyce Terry.

II. CONSENT AGENDA

A. Minutes – May 11, 2009

B. Minutes – May 12, 2009

Member Backus moved and Member Wagner seconded to approve the minutes as presented.

MOTION CARRIED 3-0

III. ACTION

A. Ordinance No. 6239 – Title 17 Amendments

Planning staff worked with Public Works staff to further refine the amendments and staff distributed the updated pages for Title 17 (Subdivisions) as additional staff recommendations to the Committee. Senior Planner Chris Andersen reviewed the recommended changes with the Committee and joined City Engineer Dennis Selle, Assistant City Engineer Ingrid Gaub and Assistant Planning Director Kevin Snyder in answering the Committee's questions.

Committee discussed the proposed changes and amendment. Other than scrivener corrections, the Committee concurred with the staff recommendations and had the following additional changes for staff.

Chapter 17.14.010.A(1) – Improvement Methods.

- Change sentence to read, “The amount of the assignment of funds or irrevocable letter of credit or other security shall be 150 percent of the estimated *construction costs of all* remaining required public improvements, as determined by the applicant, and approved by the city engineer.”

Chapter 17.24.030.3(e) – Application Submission Requirements

- Change sentence to read, “*Conceptual* transportation site plan for streets, pedestrian, and bike facilities. . . “

Chapter 17.24.020.E – Approval Process

- Replace “good faith” with “diligently”.

Chapter 17.26.010 – Purpose

- Remove word, “future” in second sentence.

Chapter 17.26.040 – Clustering in Residential Zones Outside Urban Separators.

Staff distributed four illustrations regarding common open space in cluster a standard subdivision and a cluster subdivision. The illustrations were presented as an alternative to what was received in the packet for active open space. After discussion, Committee concurred on Option 2: Cluster Subdivision – Area Differential Approach.

Member Backus moved and Member Wagner seconded to forward to Ordinance No. 6239 as amended to full Council for approval.

MOTION CARRIED 3-0

Following comments provided by Mr. Garrett Huffman of the Master Builders Association (on the following page) regarding concerns with the requirement for the designation of common open space in cluster subdivisions outside designated Urban Separators, the following motion was made.

Member Backus moved and Member Wagner seconded to re-open Ordinance No. 6239 for further discussion.

MOTION CARRIED 3-0

Member Backus moved and Member Wagner seconded to forward Ordinance No. 6239 to Council for approval, removing Chapter 17.26.040 and all references to clustering outside the urban separator for further discussion at a later meeting.

MOTION CARRIED 3-0

B. Ordinance No. 6245 – Title 18 Amendments

Planning staff worked with Public Works staff to further refine the amendments and staff distributed the updated pages for Title 18 (Zoning) as additional staff recommendations to the Committee. Senior Planner Chris Andersen reviewed the recommended changes with the Committee and joined City Engineer Dennis Selle,

Assistant city Engineer Ingrid Gaub and Assistant Planning Director Kevin Snyder in answering the Committee's questions.

Committee discussed the proposed changes and amendments. Other than scrivener corrections, the Committee concurred with the staff recommendations and had the following additional changes for staff.

Chapter 18.07.030 – Residential Zone Development Standards

- Change Interior Side Setback, Item F.5, to 20 feet in the RC zone.

Chair Norman offered to hear brief comments from the audience.

Garrett Huffman, Master Builders Association (MBA), 335 116th Ave SE, Bellevue, WA 98004, was concerned that developers will not be able to attain the number of lots identified in Chapter 17, Cluster Housing. The whole point of cluster development is to achieve density. The introduction of active open space further deters the ability to attain the number of lots necessary to make the development viable. Mr. Huffman suggested a fee in lieu of open space on a proposed development site that would be used for parks.

Ms. Nicole Petrino-Salter, 31021 132nd Way SE, Auburn, WA stated Lea Hill residents are fearful that their property will be rezoned from Light Commercial. They would like to be able to sell their property at its value. Committee responded back that the Council is committed to having commercial in that portion of Lea Hill but to get it right, they will also look at the transportation impacts from any development. Ms. Petrino-Salter stated that the traffic issues have not increased with the Season's Project but as a result of Green River Community College since the re-routing of State Route 18. There are difficulties filling the retail portion of the Season's Project and the two moratoriums did not help.

Mr. Rudy Terry, 31011 132nd Ave SE, Auburn, WA thanked the Committee for the opportunity to speak tonight. Mr. Terry concurs with the points made by Ms. Petrino-Salter said. Mr. Terry asked for the Committee's help to ensure that the opportunities for development are not lost; he has an individual that might be interested if the same zoning, light commercial, is maintained.

Member Backus moved and Member Wagner seconded to forward to Council Ordinance No. 6245 as amended.

MOTION CARRIED 3-0

C. Resolution No. 4492 – CDBG-R Funding Through Stimulus

Human Services Manager Michael Hursh reported that the City received notice that HUD is awarding American Reinvestment and Recovery Act of 2009 (ARRA) stimulus funding to entitlement communities receiving Community Development Block Grants (CDBG); the City of Auburn's portion of the award is \$108,877. HUD requires that the project be "shovel ready" and the public hearing process completed by June 5, 2009. The project must be completed within three years.

Staff recommendation for the project is the Barrier-Free Playground in the Les Gove Community Campus. The playground does fall within the auspice for use of CDBG monies. If the Committee agrees that the playground is a good project, the next step would be a public comment period and then brought to City Council on June 1, 2009.

Member Backus moved and Member Wagner seconded to forward to Council Resolution No. 4492 – CDBG-R Funding through ARRA.

MOTION CARRIED 3-0

IV. DISCUSSION

A. Resolution No. 4483 – Encouraging Economic Renewal Efforts

Committee is supportive of Resolution No. 4483, but not in favor of using the word “commits” in Section 2 of the resolution. Legal staff will change the wording that encourages purchasing only products and services that are made or performed in the United States of America.

B. Multi-Family & Mixed Use Developments Design Standards

Based on the previous discussion at the May 12, 2009 Special PCD Committee meeting, changes were made to the Multi-Family and Mixed Use Development Design Standards. The Committee supported the newly added Sustainable Design Practices. Committee asked staff to add additional flexibility in wording; using “should” in place of “shall” were applicable.

Committee had the following changes to the Design Standards.

Mixed Use Development

Building Design, Item 8 – Treatment of Blank Walls (page 19)

- Reinstate deleted A.1., changing the wording to read “Vegetation, such as trees, shrubs, and ground cover. Vines are permitted provided they do not adhere to the wall surface.”
- Preference is for vegetation to not grow onto parking structure, but on separate structures, i.e. trellises, etc.

Site Design, Item 2 – Bicycle Infrastructure Requirements (page 26)

- Change A.7 to read, “Bicycle parking areas *are encouraged* . . . “
- Add wording that artistic bike designs are encouraged.

Staff stated that the Design Standards should be implemented shortly after Title 18 is adopted on June 15, 2009. Staff will bring the Design Standards back to the Committee on June 8, 2009.

C. Tower Structures

Planner Angelique Moser provided background, stating that at the April 20, 2009 City Council meeting, the Council heard a citizen’s comments regarding a pending application for a wireless communication antenna installation atop an existing church building. The three primary concerns were that no public hearing was held, that

radio frequency emissions (RF) from antenna placement on existing building may cause health issues, and that RF emissions may cause interference with television reception.

Staff reviewed the process and zoning regulations for Wireless Communication Facilities (WCFs) and noted that certain types of WCFs and wireless antennas require a Conditional Use Permit that requires a public hearing. Other types that are permitted outright or require an Administrative Use Permit do not require a public hearing.

The Federal Communications Commission (FCC) is required to evaluate the effects of RF emissions from FCC-regulated transmitters on the quality of the human environment. Some Personal Wireless Communication Facilities are exempt from the State Environmental Policy Act (SEPA)

Staff distributed a table outlining the regulatory decision-making of the City, State and Federal governments, noting that the city zoning code regulates the placement of Wireless Communication Facilities and antenna height, but does not regulate Radio Frequency emissions or broadcast station interference. The FCC does not allow local jurisdictions to restrict placement of Wireless Communication Facilities and other wireless antennas based on radio frequency emissions output.

Staff stated that the Auburn City Code does address aesthetics for wireless facilities. Staff said there may be opportunities to amend the Auburn City Code to require that cell towers are hidden or disguised with stealth design technology. Staff also noted that antennas and supporting equipment are getting smaller due to technology. Some jurisdictions are entering into contracts to permit these smaller antennas to be installed in public right of ways, such as street lights or utility poles, thus generating revenue. Committee asked that stealth design and allowing public right of ways installation for antennas be discussed in Fall 2009.

V. Information

A. Mayor's Report

- Mayor Lewis briefed the Committee on local revitalization funding efforts, including the anticipation of hearing from the Federal Economic Development Administration regarding the \$3 million grant for the Promenade project.

B. Director's Official Decisions and Report

- Birding Tower. Grand opening is scheduled for June 22, 2009.
- Greenhouse Gas Inventory/Carbon Footprint Analysis. Staff have prepared drafts and interviewed three professional services. With the Mayor's approval, the inventory and analysis will be completed in 90 days.
- Healthcare District Overlay. This item was tabled until the next Committee meeting.
- Historic Post Office. Staff met with Auburn Regional Medical Center who may be interested in using the building for health care activities.

VI. ADJOURNMENT

There being no further business to come before the Planning and Community Development Committee, Chair Norman adjourned the meeting at 7:57 p.m.

APPROVED THIS _____ DAY OF _____.

Lynn Norman, Chair

Renee S. Tobias, Planning Secretary